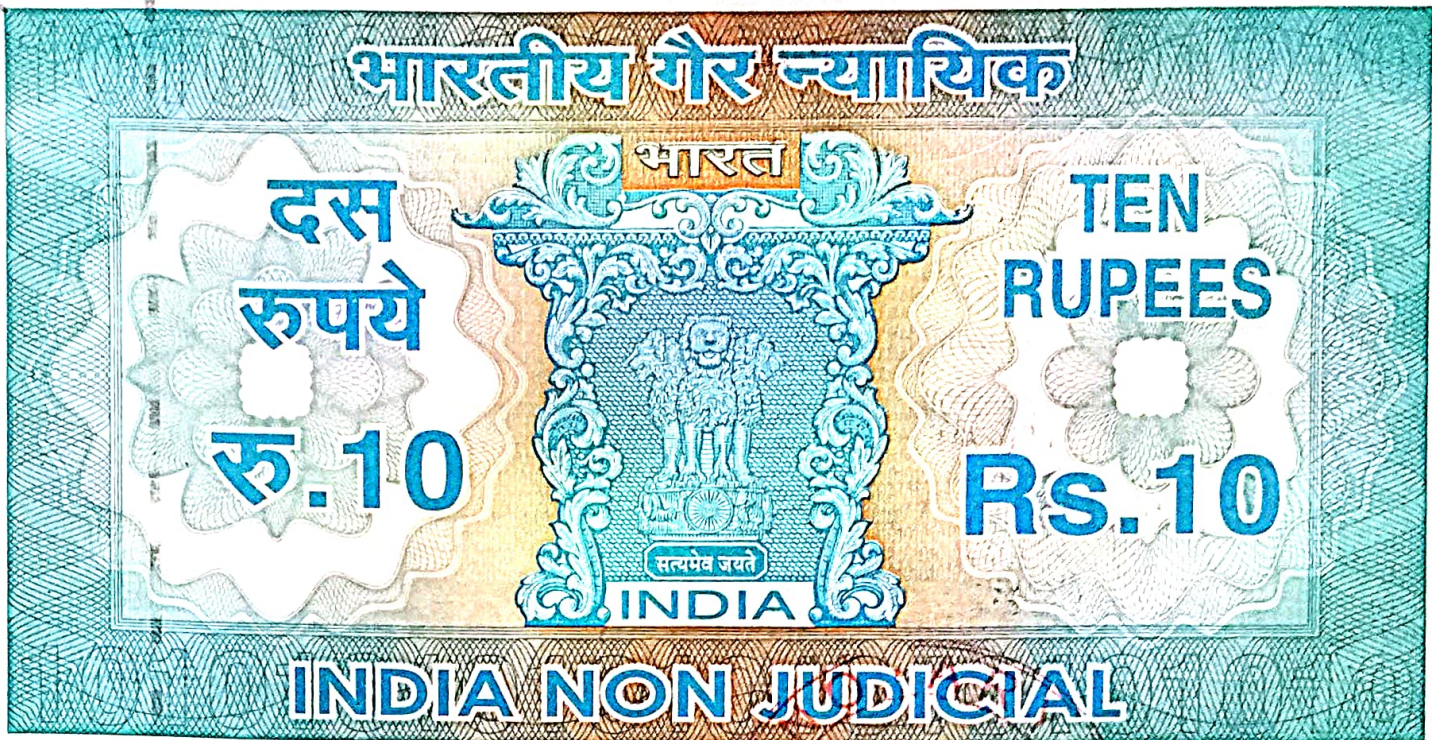




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL, KOLKATA, SHASHI BHUSHAN MAJHI, 13AC 728207

REGN. NO. 54381/2025

FORM 'B'

DATE: 6/5/2030

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

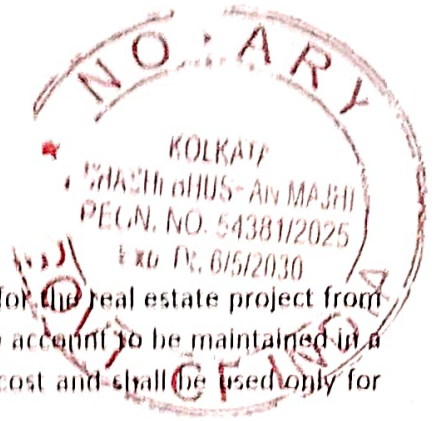
Affidavit cum Declaration of Sri Santanu Biswas, Partner of M/s. S.H. CONSTRUCTION promoter of the proposed project **RAMKRISHNA APARTMENT** at Premises No. 223, Brahmapur, under Ward No. 112 of Borough – XI of KMC, Kolkata – 700096, WB, INDIA

I, Santanu Biswas, Partner of M/s. S.H. CONSTRUCTION promoter of the proposed project **RAMKRISHNA APARTMENT** at Premises No. 223, Brahmapur, under Ward No. 112 of Borough – XI of KMC, Kolkata – 700096, WB, INDIA, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. S.H. CONSTRUCTION has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Sabita Das, Kakali Das and Amit Kumar Das, being Deed No. 160101838 of 2020, registered at the Office of the DSR – I, South 24 Parganas
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 22-09-2026 as per the Validity of our Sanction Plan and as per Point No. 7 of the Registered Joint Development Agreement and also as per Section 4(2)(l)(c) of the RERA Act

20 FEB 2026

SHASHI BHUSHAN MAJHI
NOTARY GOVT. OF INDIA
REGN. NO. 54381/25
City Sessions & Chief Judicial
Magistrate Court
283, Bank Shall Street, Kol-1



4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Santanu Biswas
Deponent

Verification

I Santanu Biswas Son of Dakhineswar Biswas Resident of 310, Sardar Para, Bansdroni, Kolkata – 700096, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 20th day of February, 2026

SHASHI BHUSHAN MAJHI
NOTARY GOVT. OF INDIA
REGN. NO. 54381/25
City Sessions & Chief Judicial
Magistrate Court
203, Bank Shall Street, Kol-1

Identified by
[Signature]
Shashi Chakraborty
Advocate
CJM Court, Calcutta
Enrollment No. 10011/2013, A.P.P.

20 FEB 2026

Santanu Biswas
Deponent

**Solemnly Affirm & Declared Before
me on Identification of Ld. Advocate**

[Signature]
NOTARY